



**CITY OF MIAMI BEACH**  
**Office of the City Manager**  
**Letter to Commission No. 266-2004**

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**To:** Mayor David Dermer and  
Members of the City Commission

**Date:** October 11, 2004

**From:** Jorge M. Gonzalez  
City Manager

A handwritten signature in black ink, appearing to read "Jorge", written over the name "Jorge M. Gonzalez".

**Subject:** ANCHOR/16<sup>TH</sup> STREET PARKING GARAGE ANNUAL REPORT

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As you know, the City's Parking Department commenced the management and operation of the Anchor Garage on June 9, 2003. I have included an annualized profit/loss statement for the Anchor Garage whereby comparisons of projected vs. actual revenue/expenses and prior year actual vs. current year actual revenues/expenses may be evaluated.

The Parking Department's proposed budget for FY 03/04 was fairly accurate when compared to actuals. Projected revenue was only 0.76% lower than actual and projected expenses were in the RDA's favor as it was overstated by 15.47%. In summary, the Anchor Garage revenues increased by 8.81% while expenses decreased by 17.65% for an increase in net revenues of 25.36% over the prior year.

The City's Parking Department has efficiently managed and operated the Anchor Garage over the past year and should continue to do so. If you should have any further questions, comments, or concerns, please contact Christina M. Cuervo, Assistant City Manager at extension 6586 or Saul Frances, Parking Director at extension 6483 or me at extension 6637.

Electronic Copy: Management Team

Attachment  
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**CITY OF MIAMI BEACH  
PARKING DEPARTMENT  
PROFIT & LOSS STATEMENT  
16th Street - Anchor Garage  
July 2003 - June 2004**

| Location                              | Accounting Code                         | Projected<br>July 2003 -<br>June 2004 | Quik Park<br>Actual<br>July 2002 -<br>June 2003 | CMB Actual<br>July 2003 -<br>June 2004 | 2003-2004<br>Actual<br>Over (Under)<br>2002-2003<br>Actual | Actual<br>Percent<br>Over (Under) | Revenue/<br>Expense Per<br>Space |
|---------------------------------------|---|---------------------------------------|---|--|--|-----------------------------------|----------------------------------|
| <b>16th Street - Anchor Garage</b>    |   |                                       |   |  |  |                                   |                                  |
| <b>Revenue</b>                        |   |                                       |   |  |  |                                   |                                  |
| Ticket                                | 463-8000-344911                         | 1,047,500.87                          | 975,366.73                                      | 1,118,162.73                           | 142,796.00   |                                   |                                  |
| Valet - Loew's                        | 463-8000-344587                         | 265,008.04                            | 224,913.33                                      | 262,543.44                             | 37,630.11  |                                   |                                  |
| Valet - Royal Palm                    | 463-8000-344587                         | 85,561.79                             | 9,401.65  | 1,717.30                               | (7,684.35)   |                                   |                                  |
| Monthly Permits                       | 463-8000-344903                         | 320,150.97                            | 357,348.81                                      | 322,694.86                             | (34,653.95)  |                                   |                                  |
|                                       | <b>Revenue<br/>(Sales Tax Excluded)</b> | <b>1,718,221.68</b>                   | <b>1,567,030.52</b>                             | <b>1,705,118.33</b>                    | <b>138,087.81</b>  | <b>8.81%</b>                      | <b>\$2,123.44</b>                |
| <b>Expenses</b>                       |   |                                       |   |  |  |                                   |                                  |
| Payroll & Related Expenses            |   | 0.00                                  | 240,077.84                                      | 0.00                                   | (240,077.84)   |                                   |                                  |
| Tickets                               |   | 5,000.03                              | 4,286.79  | 0.00                                   | (4,286.79)   |                                   |                                  |
| Signage                               |   | 999.97                                | 0.00  | 0.00                                   | 0.00   |                                   |                                  |
| Telephone                             |   | 1,980.00                              | 2,116.73  | 0.00                                   | (2,116.73)   |                                   |                                  |
| R&M                                   |   | 5,000.03                              | 12,916.71                                       | 0.00                                   | (12,916.71)  |                                   |                                  |
| Contracts                             |   | 0.00                                  | 14,409.46                                       | 0.00                                   | (14,409.46)  |                                   |                                  |
| Professional Services                 |   | 0.00                                  | 44,402.94                                       | 0.00                                   | (44,402.94)  |                                   |                                  |
| Fire Extinguishers                    |   | 1,500.00                              | 0.00  | 0.00                                   | 0.00   |                                   |                                  |
| Generator Maintenance                 |   | 3,500.03                              | 0.00  | 0.00                                   | 0.00   |                                   |                                  |
| Licenses                              |   | 400.00                                | 207.50  | 0.00                                   | (207.50)   |                                   |                                  |
| Liability Insurance                   |   | 0.00                                  | 22,512.00                                       | 0.00                                   | (22,512.00)  |                                   |                                  |
| Water                                 |   | 2,600.03                              | 2,792.94  | 0.00                                   | (2,792.94)   |                                   |                                  |
| Sewer                                 |   | 3,999.97                              | 11,951.60                                       | 0.00                                   | (11,951.60)  |                                   |                                  |
| Storm Water                           |   | 4,599.97                              | 4,155.01  | 0.00                                   | (4,155.01)   |                                   |                                  |
| Supplies                              |   | 5,000.03                              | 2,895.95  | 0.00                                   | (2,895.95)   |                                   |                                  |
| Management Fee                        |   | 1.00                                  | 37,551.66                                       | 0.00                                   | (37,551.66)  |                                   |                                  |
| Security Personnel                    |   | 178,650.96                            | 136,689.62                                      | 163,187.67                             | 26,498.05  |                                   |                                  |
| Attendant/Cashier Labor               |   | 238,680.00                            | 0.00  | 194,417.18                             | 194,417.18   |                                   |                                  |
| FP&L                                  |   | 45,600.00                             | 49,052.54                                       | 45,600.00                              | (3,452.54)   |                                   |                                  |
| Revenue Control Equipment Maintenance |   | 9,300.00                              | 0.00  | 9,500.00                               | 9,500.00   |                                   |                                  |
| Armed Guard Revenue Pickup            |   | 6,058.01                              | 6,951.56  | 5,291.67                               | (1,659.89)   |                                   |                                  |
| Elevator Maintenance                  |   | 10,200.00                             | 0.00  | 12,647.10                              | 12,647.10  |                                   |                                  |
| Landscape Maintenance                 |   | 2,000.03                              | 0.00  | 1,938.03                               | 1,938.03   |                                   |                                  |
| Garage Cleaning/Maintenance           |   | 58,368.00                             | 0.00  | 58,476.00                              | 58,476.00  |                                   |                                  |
| Sanitation (Waste Removal)            |   | 2,100.00                              | 9,871.34  | 2,094.61                               | (7,776.73)   |                                   |                                  |
| Fire Alarm Service                    |   | 1,800.00                              | 0.00  | 3,276.30                               | 3,276.30   |                                   |                                  |
|                                       | <b>Expenses</b>                         | <b>587,338.06</b>                     | <b>602,842.19</b>                               | <b>496,428.56</b>                      | <b>(106,413.63)</b>  | <b>-17.65%</b>                    | <b>\$618.22</b>                  |
|                                       | <b>Profit / (Loss)</b>                  | <b>1,130,883.62</b>                   | <b>964,188.33</b>                               | <b>1,208,689.77</b>                    | <b>244,501.44</b>  | <b>25.38%</b>                     | <b>\$1,505.22</b>                |
| <b>Number of Spaces</b>               |   |                                       |   |  |  |                                   | <b>803</b>                       |

**Note:**

Garage contract awarded effective June 9, 2003.